HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: November 2015

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

L'Observateur du logement en ligne

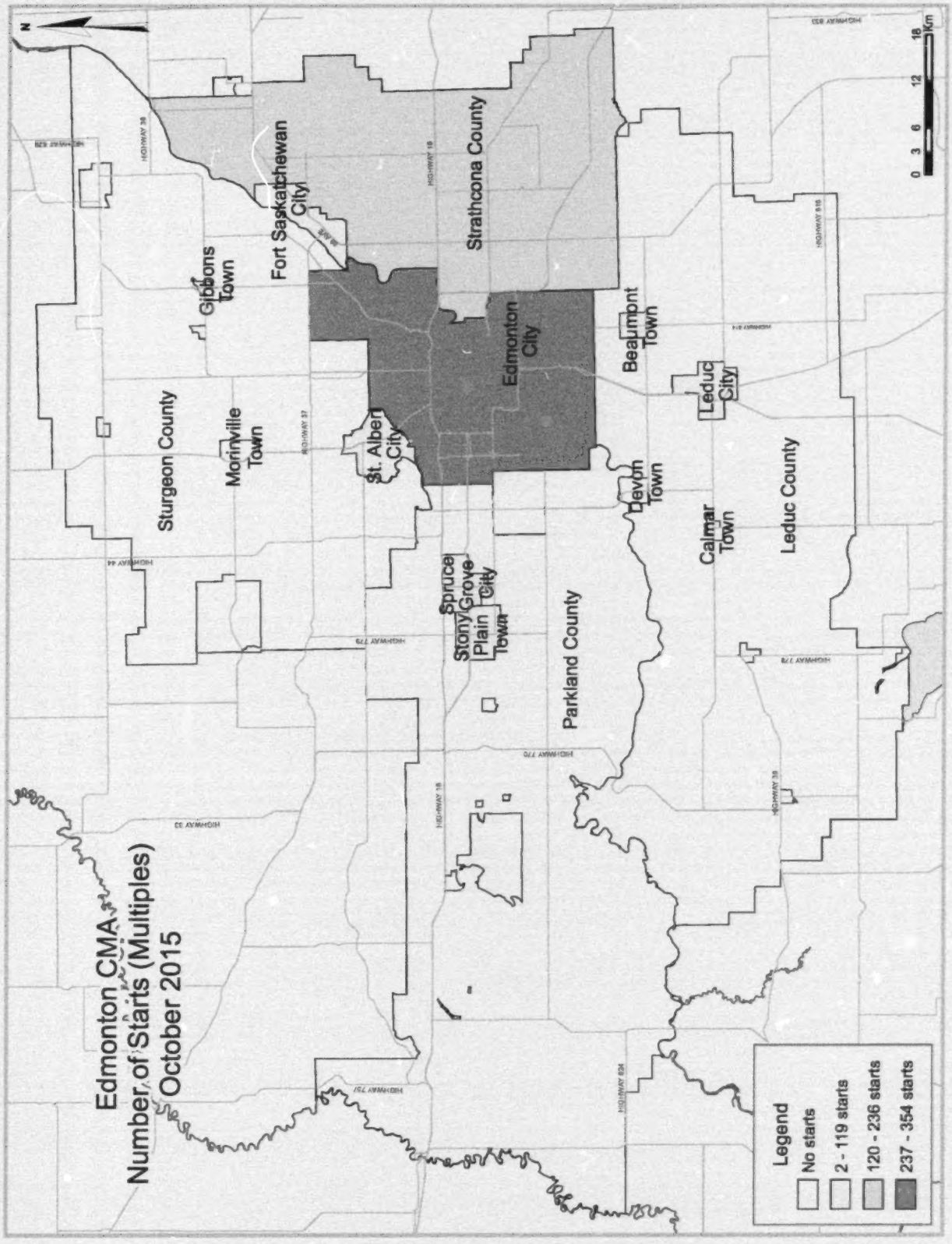
On y présente, sous forme de feuillets et de vidéos :

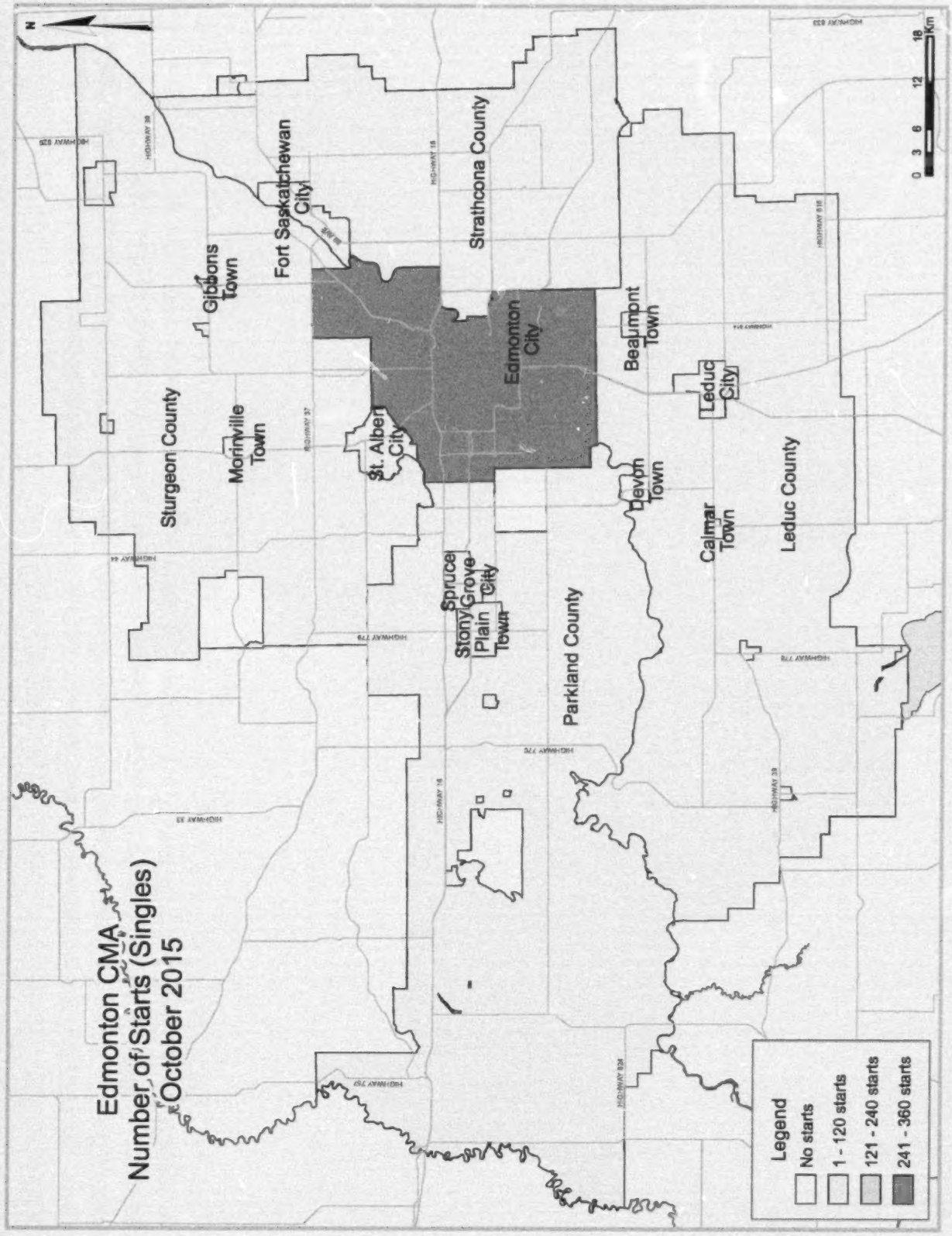
- analyses et données;
- observations pertinentes;
- mises à jour sur les conditions et tendances en matière de logement; *et bien plus encore!*

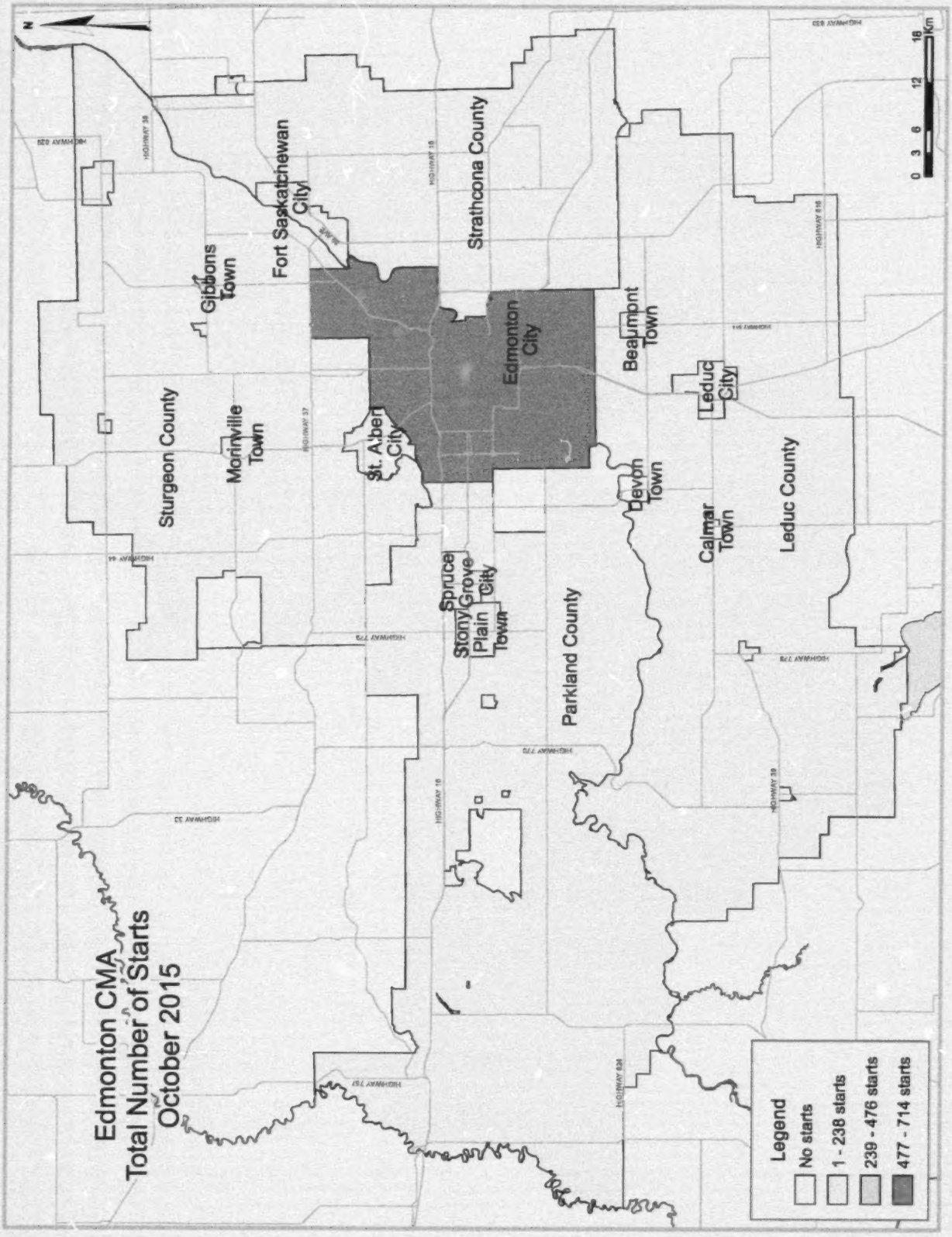
Tous les liens peuvent être facilement diffusés sur les médias sociaux!

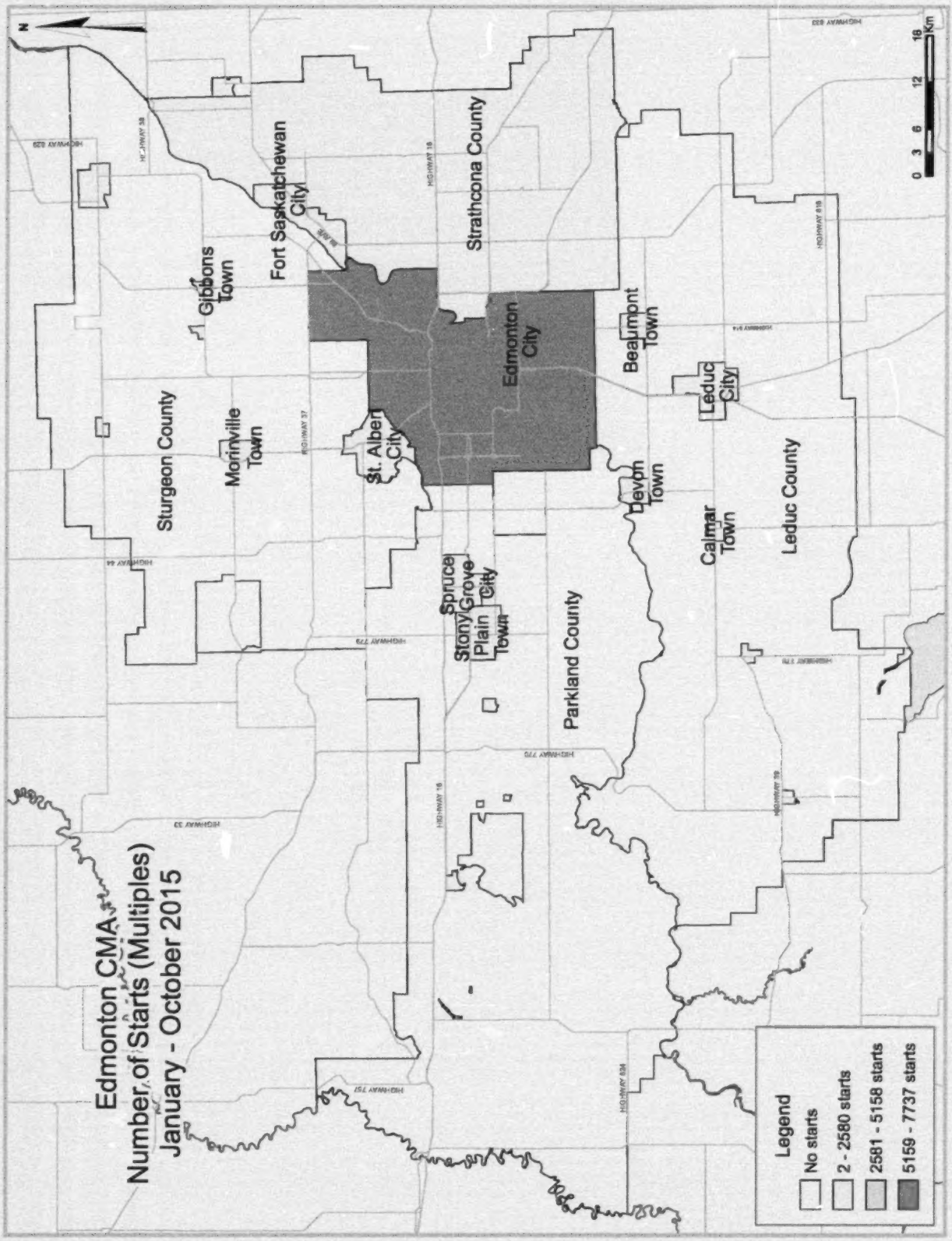
Abonnez-vous dès aujourd'hui pour demeurer informé!

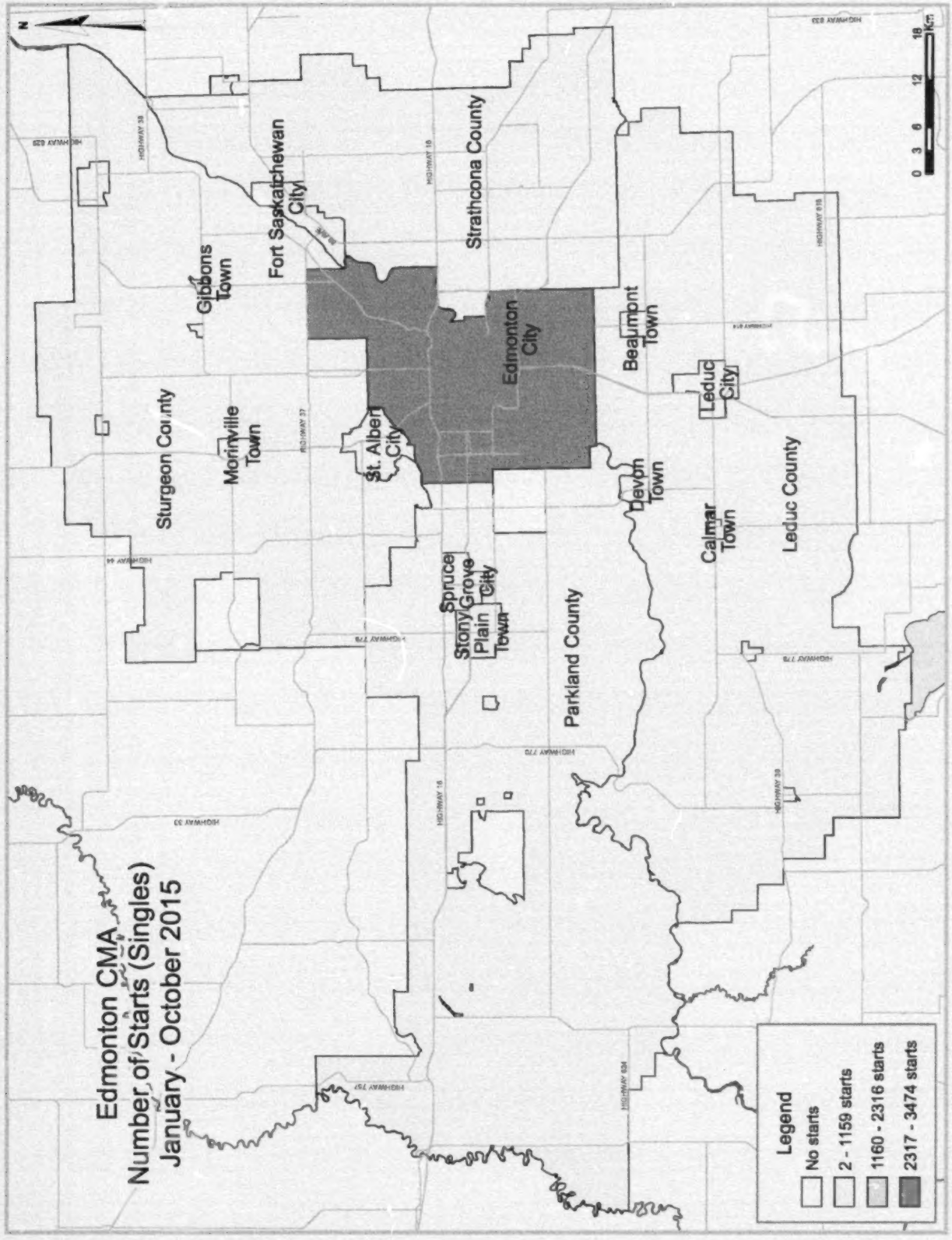
www.schl.ca/observateur

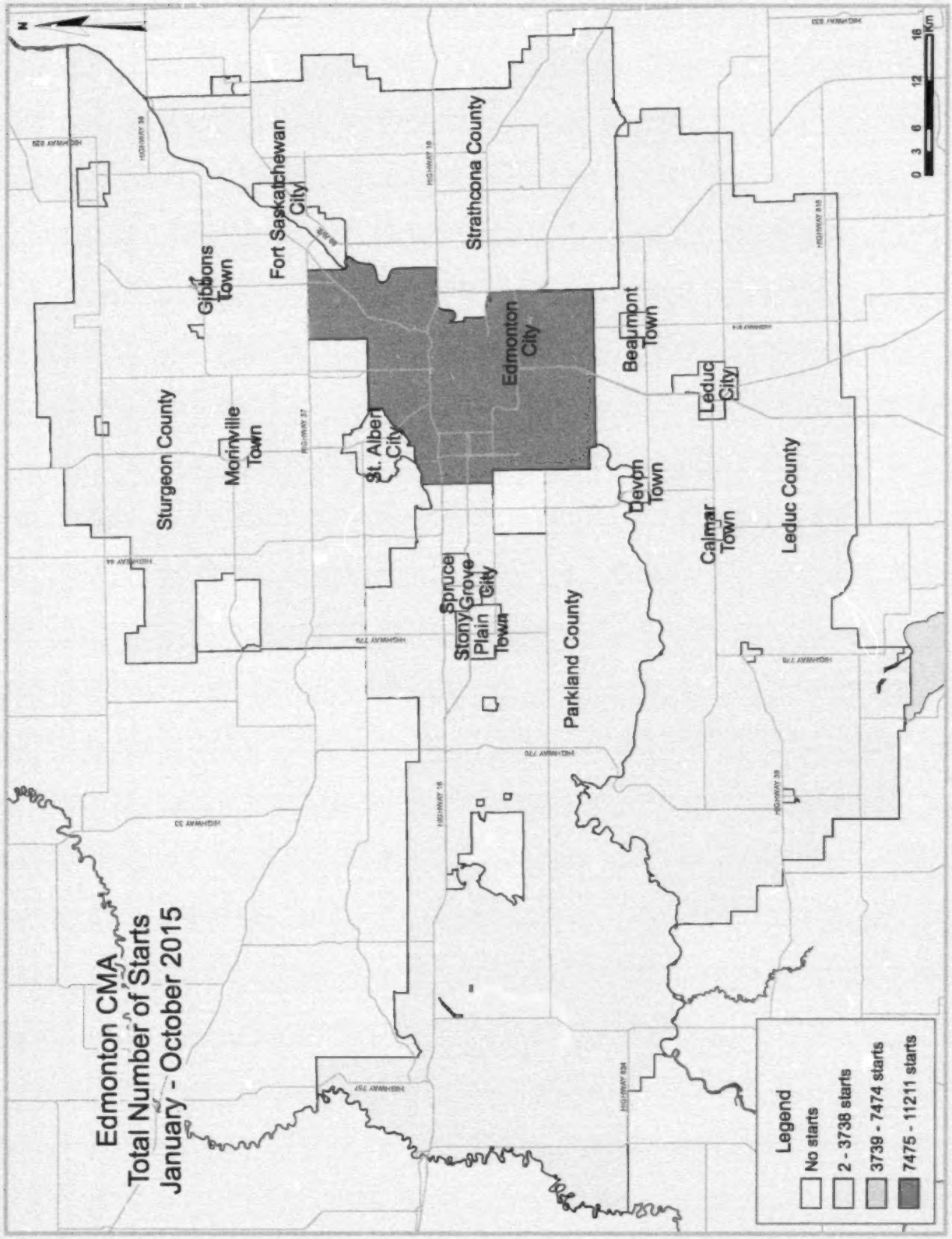

Edmonton CMA
Number of Starts (Multiples)
October 2015
Legend
No starts
2 - 119 starts
120 - 236 starts
237 - 354 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
October 2015
Legend
No starts
1 - 120 starts
121 - 240 starts
241 - 360 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
October 2015
N
0 3 6 12 18 Km
Legend
No starts
1 - 238 starts
239 - 476 starts
477 - 714 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 28
HIGHWAY 37
HIGHWAY 16
HIGHWAY 15
HIGHWAY 39
HIGHWAY 60
HIGHWAY 770
HIGHWAY 33
HIGHWAY 824


Edmonton CMA
Number of Starts (Multiples)
January - October 2015
Legend
No starts
2 - 2580 starts
2581 - 5158 starts
5159 - 7737 starts
Km
0 3 6 12 18
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - October 2015
Legend
No starts
2 - 1159 starts
1160 - 2316 starts
2317 - 3474 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - October 2015
Legend
No starts
2 - 3738 starts
3739 - 7474 starts
7475 - 11211 starts
Km
0 3 6 12 16
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2015		
Edmonton CMA[1]	September2015	October 2015
Trend[2]	15,480	15,034
SAAR	13,491	12,513
	October 2014	October 2015
Actual		
October - Single-Detached	739	520
October - Multiples	508	587
October - Total	1,247	1,107
January to October - Single-Detached	5,663	5,015
January to October - Multiples	5,622	9,591
January to October - Total	11,285	14,606

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	520	166	30	0	102	136	7	146	1,107
October 2014	739	250	20	0	76	74	0	88	1,247
% Change	-29.6	-33.6	50.0	n/a	34.2	83.8	n/a	65.9	-11.2
Year-to-date 2015	4,987	1,970	639	26	1,068	3,522	212	2,182	14,606
Year-to-date 2014	5,660	2,142	376	2	695	1,339	9	1,062	11,285
% Change	-11.9	-8.0	69.9	**	53.7	163.0	**	105.5	29.4
UNDER CONSTRUCTION									
October 2015	3,947	1,622	473	7	952	5,379	327	2,810	15,517
October 2014	4,670	1,818	426	7	1,040	4,251	21	2,665	14,898
% Change	-15.5	-10.8	11.0	0.0	-8.5	26.5	**	5.4	4.2
COMPLETIONS									
October 2015	508	188	74	0	100	26	10	267	1,173
October 2014	486	164	30	0	39	0	0	196	915
% Change	4.5	14.6	146.7	n/a	156.4	n/a	n/a	36.2	28.2
Year-to-date 2015	5,719	1,970	476	13	1,011	1,939	103	2,242	13,473
Year-to-date 2014	4,940	1,652	298	1	613	836	12	2,036	10,388
% Change	15.8	19.2	59.7	**	64.9	131.9	**	10.1	29.7
COMPLETED & NOT ABSORBED									
October 2015	621	285	33	0	68	241	n/a	n/a	1,248
October 2014	503	154	23	1	78	166	n/a	n/a	925
% Change	23.5	85.1	43.5	-100.0	-12.8	45.2	n/a	n/a	34.9
ABSORBED									
October 2015	512	212	72	0	97	24	n/a	n/a	917
October 2014	508	178	29	0	44	31	n/a	n/a	790
% Change	0.8	19.1	148.3	n/a	120.5	-22.6	n/a	n/a	16.1
Year-to-date 2015	5,619	1,913	353	14	961	1,845	n/a	n/a	10,705
Year-to-date 2014	5,055	1,705	310	1	693	936	n/a	n/a	8,700
% Change	11.2	12.2	13.9	**	38.7	97.1	n/a	n/a	23.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2015	360	138	26	0	98	12	0	80	714
October 2014	496	140	13	0	31	74	0	88	842
Beaumont Town									
October 2015	29	2	0	0	0	0	7	0	38
October 2014	12	12	4	0	0	0	0	0	28
Devon Town									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
October 2015	10	2	0	0	0	0	0	0	12
October 2014	19	18	0	0	17	0	0	0	54
Leduc City									
October 2015	15	2	0	0	0	0	0	0	17
October 2014	33	26	0	0	0	0	0	0	59
Leduc County									
October 2015	16	0	0	0	0	0	0	0	16
October 2014	11	0	0	0	0	0	0	0	11
Morinville Town									
October 2015	6	0	0	0	0	0	0	0	6
October 2014	7	0	0	0	4	0	0	0	11
Parkland County									
October 2015	11	0	0	0	0	0	0	0	11
October 2014	21	0	0	0	0	0	0	0	21
Spruce Grove City									
October 2015	17	20	4	0	0	0	0	0	41
October 2014	41	40	3	0	0	0	0	0	84
St. Albert City									
October 2015	18	2	0	0	0	0	0	0	20
October 2014	19	4	0	0	0	0	0	0	23
Stony Plain Town									
October 2015	3	0	0	0	4	0	0	66	73
October 2014	20	6	0	0	16	0	0	0	42
Strathcona County									
October 2015	19	0	0	0	0	124	0	0	143
October 2014	34	2	0	0	8	0	0	0	44
Sturgeon County									
October 2015	12	0	0	0	0	0	0	0	12
October 2014	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
October 2015	4	0	0	0	0	0	0	0	4
October 2014	9	2	0	0	0	0	0	0	11
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2015	520	166	30	0	102	136	7	146	1,107
October 2014	739	250	20	0	76	74	0	88	1,247

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2015	2,639	1,204	382	5	775	4,432	120	2,316	11,873
October 2014	3,084	1,292	318	7	789	3,840	5	1,949	11,284
Beaumont Town									
October 2015	146	36	24	0	0	8	43	63	320
October 2014	121	30	4	0	0	0	0	0	155
Devon Town									
October 2015	4	2	0	0	0	0	0	0	6
October 2014	5	2	0	0	0	0	0	0	7
Fort Saskatchewan City									
October 2015	101	78	3	0	26	0	83	96	387
October 2014	158	78	4	0	39	0	0	0	279
Leduc City									
October 2015	182	44	29	0	26	160	4	90	535
October 2014	245	136	40	0	33	160	12	0	626
Leduc County									
October 2015	124	0	0	0	0	0	0	0	124
October 2014	123	0	0	0	0	0	0	0	123
Morinville Town									
October 2015	33	18	0	0	0	0	0	36	87
October 2014	42	2	3	0	4	0	0	73	124
Parkland County									
October 2015	127	2	0	0	0	0	0	0	129
October 2014	122	4	0	0	0	0	0	0	126
Spruce Grove City									
October 2015	127	138	31	0	27	140	0	0	463
October 2014	231	154	51	0	31	0	0	247	714
St. Albert City									
October 2015	105	36	0	0	54	119	2	110	426
October 2014	136	14	0	0	62	193	0	188	593
Stony Plain Town									
October 2015	40	24	0	0	20	122	71	66	343
October 2014	74	58	6	0	23	0	0	0	161
Strathcona County									
October 2015	192	38	0	2	24	398	0	29	683
October 2014	193	46	0	0	59	58	0	208	564
Sturgeon County									
October 2015	84	0	0	0	0	0	0	0	84
October 2014	83	0	0	0	0	0	0	0	83
Remainder of the CMA									
October 2015	43	2	4	0	0	0	4	4	57
October 2014	53	2	0	0	0	0	4	0	59
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2015	3,947	1,622	473	7	952	5,379	327	2,810	15,517
October 2014	4,670	1,818	426	7	1,040	4,251	21	2,665	14,898

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2015	339	136	74	0	82	26	0	267	924
October 2014	388	138	23	0	18	0	0	125	692
Beaumont Town									
October 2015	5	0	0	0	0	0	0	0	5
October 2014	8	4	0	0	0	0	0	0	12
Devon Town									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
October 2015	17	14	0	0	0	0	6	0	37
October 2014	22	6	0	0	0	0	0	71	99
Leduc City									
October 2015	12	8	0	0	0	0	4	0	24
October 2014	8	6	3	0	0	0	0	0	17
Leduc County									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	9	0	0	0	0	0	0	0	9
Morinville Town									
October 2015	5	0	0	0	0	0	0	0	5
October 2014	2	0	0	0	0	0	0	0	2
Parkland County									
October 2015	12	0	0	0	0	0	0	0	12
October 2014	5	0	0	0	0	0	0	0	5
Spruce Grove City									
October 2015	42	20	0	0	12	0	0	0	74
October 2014	2	0	4	0	3	0	0	0	9
St. Albert City									
October 2015	19	2	0	0	0	0	0	0	21
October 2014	9	2	0	0	10	0	0	0	21
Stony Plain Town									
October 2015	11	4	0	0	0	0	0	0	15
October 2014	0	0	0	0	4	0	0	0	4
Strathcona County									
October 2015	30	4	0	0	6	0	0	0	40
October 2014	26	8	0	0	4	0	0	0	38
Sturgeon County									
October 2015	12	0	0	0	0	0	0	0	12
October 2014	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	0	0	0	0	0	0	0	0	0
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2015	508	188	74	0	100	26	10	267	1,173
October 2014	486	164	30	0	39	0	0	196	915

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2015	326	134	22	0	24	213	n/a	n/a	719
October 2014	258	110	11	1	30	121	n/a	n/a	531
Beaumont Town									
October 2015	20	0	3	0	0	0	n/a	n/a	23
October 2014	20	0	1	0	0	0	n/a	n/a	21
Devon Town									
October 2015	1	0	0	0	0	0	n/a	n/a	1
October 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
October 2015	59	35	2	0	1	0	n/a	n/a	97
October 2014	43	11	0	0	1	0	n/a	n/a	55
Leduc City									
October 2015	53	16	0	0	9	0	n/a	n/a	78
October 2014	30	4	10	0	17	0	n/a	n/a	61
Leduc County									
October 2015	5	0	0	0	0	0	n/a	n/a	5
October 2014	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
October 2015	8	0	0	0	0	0	n/a	n/a	8
October 2014	2	0	0	0	0	0	n/a	n/a	2
Parkland County									
October 2015	5	0	0	0	0	0	n/a	n/a	5
October 2014	10	2	0	0	0	0	n/a	n/a	12
Spruce Grove City									
October 2015	53	61	0	0	6	28	n/a	n/a	148
October 2014	45	15	1	0	5	45	n/a	n/a	111
St. Albert City									
October 2015	29	9	0	0	3	0	n/a	n/a	41
October 2014	36	2	0	0	6	0	n/a	n/a	44
Stony Plain Town									
October 2015	25	20	6	0	5	0	n/a	n/a	56
October 2014	16	3	0	0	9	0	n/a	n/a	28
Strathcona County									
October 2015	34	10	0	0	20	0	n/a	n/a	64
October 2014	30	7	0	0	10	0	n/a	n/a	47
Sturgeon County									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
October 2015	3	0	0	0	0	0	n/a	n/a	3
October 2014	6	0	0	0	0	0	n/a	n/a	6
First Nations									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
October 2015	621	285	33	0	68	241	n/a	n/a	1,248
October 2014	503	154	23	1	78	166	n/a	n/a	925

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2015	351	153	69	0	79	24	n/a	n/a	676
October 2014	384	133	20	0	20	29	n/a	n/a	586
Beaumont Town									
October 2015	6	0	0	0	0	0	n/a	n/a	6
October 2014	13	6	0	0	0	0	n/a	n/a	19
Devon Town									
October 2015	2	0	0	0	0	0	n/a	n/a	2
October 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
October 2015	20	14	0	0	0	0	n/a	n/a	34
October 2014	21	7	0	0	0	0	n/a	n/a	28
Leduc City									
October 2015	9	13	0	0	0	0	n/a	n/a	22
October 2014	11	7	3	0	0	0	n/a	n/a	21
Leduc County									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
October 2015	4	0	0	0	0	0	n/a	n/a	4
October 2014	2	0	1	0	0	0	n/a	n/a	3
Parkland County									
October 2015	11	1	0	0	0	0	n/a	n/a	12
October 2014	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
October 2015	29	13	3	0	14	0	n/a	n/a	59
October 2014	10	7	5	0	3	2	n/a	n/a	27
St. Albert City									
October 2015	22	6	0	0	0	0	n/a	n/a	28
October 2014	10	2	0	0	13	0	n/a	n/a	25
Stony Plain Town									
October 2015	14	5	0	0	0	0	n/a	n/a	19
October 2014	6	4	0	0	4	0	n/a	n/a	14
Strathcona County									
October 2015	28	7	0	0	4	0	n/a	n/a	39
October 2014	29	12	0	0	4	0	n/a	n/a	45
Sturgeon County									
October 2015	12	0	0	0	0	0	n/a	n/a	12
October 2014	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
October 2015	4	0	0	0	0	0	n/a	n/a	4
October 2014	0	0	0	0	0	0	n/a	n/a	0
First Nations									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
October 2015	512	212	72	0	97	24	n/a	n/a	917
October 2014	508	178	29	0	44	31	n/a	n/a	790

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Edmonton City	360	496	142	140	120	44	92	162	714	842	-15.2
Beaumont Town	29	12	2	12	7	4	0	0	38	28	35.7
Calmar Town	0	7	0	0	0	0	0	0	0	7	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	10	19	2	22	0	13	0	0	12	54	-77.8
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	15	33	2	26	0	0	0	0	17	59	-71.2
Leduc County	16	11	0	0	0	0	0	0	16	11	45.5
Morinville Town	6	7	0	0	0	4	0	0	6	11	-45.5
Parkland County	11	21	0	0	0	0	0	0	11	21	-47.6
Spruce Grove City	17	41	20	40	4	3	0	0	41	84	-51.2
St. Albert City	18	19	2	4	0	0	0	0	20	23	-13.0
Stony Plain Town	3	20	0	6	4	16	66	0	73	42	73.8
Strathcona County	19	34	0	10	0	0	124	0	143	44	**
Sturgeon County	12	16	0	0	0	0	0	0	12	16	-25.0
Remainder of the CMA	3	2	0	2	0	0	0	0	3	4	-25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	520	739	170	262	135	84	282	162	1,107	1,247	-11.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,474	3,928	1,528	1,572	1,426	645	4,783	1,786	11,211	7,931	41.4
Beaumont Town	138	113	36	34	70	7	134	0	378	154	145.5
Calmar Town	11	26	0	0	4	0	0	0	15	26	-42.3
Devon Town	5	5	2	2	0	0	0	0	7	7	0.0
Fort Saskatchewan City	154	229	134	118	79	29	96	0	463	376	23.1
Gibbons Town	2	7	0	0	0	0	0	0	2	7	-71.4
Leduc City	172	236	54	150	67	82	14	0	307	468	-34.4
Leduc County	118	90	0	0	0	0	0	0	118	90	31.1
Morinville Town	40	48	18	2	4	7	0	36	62	93	-33.3
Parkland County	129	136	0	6	0	0	0	0	129	142	-9.2
Spruce Grove City	206	283	168	172	45	99	72	104	491	658	-25.4
St. Albert City	139	165	44	60	5	22	16	231	204	478	-57.3
Stony Plain Town	80	88	52	64	49	28	216	0	397	180	120.6
Strathcona County	230	199	100	102	0	18	369	208	699	527	32.6
Sturgeon County	94	91	0	0	0	0	0	0	94	91	3.3
Remainder of the CMA	23	19	2	2	0	0	4	36	29	57	-49.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	5,015	5,663	2,138	2,284	1,749	937	5,704	2,401	14,606	11,285	29.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Edmonton City	120	44	0	0	12	74	80	88
Beaumont Town	0	4	7	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	13	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	16	0	0	0	0	66	0
Strathcona County	0	0	0	0	124	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	128	84	7	0	136	74	146	88

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,317	645	109	0	2,936	1,218	1,847	568
Beaumont Town	27	7	43	0	8	0	126	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	25	29	54	0	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	67	74	0	8	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	7	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	45	99	0	0	72	0	0	104
St. Albert City	5	22	0	0	16	121	0	110
Stony Plain Town	49	28	0	0	150	0	66	0
Strathcona County	0	18	0	0	340	0	29	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,539	929	210	8	3,522	1,339	2,182	1,062

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Edmonton City	524	649	110	105	80	88	714	842
Beaumont Town	31	28	0	0	7	0	38	28
Calmar Town	0	7	0	0	0	0	0	7
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	12	37	0	17	0	0	12	54
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	17	59	0	0	0	0	17	59
Leduc County	16	11	0	0	0	0	16	11
Morinville Town	6	7	0	4	0	0	6	11
Parkland County	11	21	0	0	0	0	11	21
Spruce Grove City	41	84	0	0	0	0	41	84
St. Albert City	20	23	0	0	0	0	20	23
Stony Plain Town	3	26	4	16	66	0	73	42
Strathcona County	19	36	124	8	0	0	143	44
Sturgeon County	12	16	0	0	0	0	12	16
Remainder of the CMA	3	4	0	0	0	0	3	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	716	1,009	238	150	153	88	1,107	1,247

Table 2.5: Starts by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	5,393	5,677	3,862	1,685	1,956	569	11,211	7,931
Beaumont Town	201	154	8	0	169	0	378	154
Calmar Town	11	26	0	0	4	0	15	26
Devon Town	7	7	0	0	0	0	7	7
Fort Saskatchewan City	287	337	26	39	150	0	463	376
Gibbons Town	2	7	0	0	0	0	2	7
Leduc City	256	427	37	33	14	8	307	468
Leduc County	118	90	0	0	0	0	118	90
Morinville Town	58	53	4	4	0	36	62	93
Parkland County	129	142	0	0	0	0	129	142
Spruce Grove City	409	532	82	22	0	104	491	658
St. Albert City	177	185	25	183	2	110	204	478
Stony Plain Town	135	158	196	22	66	0	397	180
Strathcona County	294	271	376	48	29	208	699	527
Sturgeon County	94	91	0	0	0	0	94	91
Remainder of the CMA	25	21	0	0	4	36	29	57
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	7,596	8,178	4,616	2,036	2,394	1,071	14,606	11,285

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Edmonton City	339	388	146	138	146	41	293	125	924	692	33.5
Beaumont Town	5	8	0	4	0	0	0	0	5	12	-58.3
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	17	22	14	6	6	0	0	71	37	99	-62.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	12	8	8	6	4	3	0	0	24	17	41.2
Leduc County	0	9	0	0	0	0	0	0	0	9	-100.0
Morinville Town	5	2	0	0	0	0	0	0	5	2	150.0
Parkland County	12	5	0	0	0	0	0	0	12	5	140.0
Spruce Grove City	42	2	20	0	12	7	0	0	74	9	**
St. Albert City	19	9	2	12	0	0	0	0	21	21	0.0
Stony Plain Town	11	0	4	0	0	4	0	0	15	4	**
Strathcona County	30	26	10	12	0	0	0	0	40	38	5.3
Sturgeon County	12	7	0	0	0	0	0	0	12	7	71.4
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	508	486	204	178	168	55	293	196	1,173	915	28.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,956	3,373	1,476	1,312	1,163	467	3,562	2,036	10,157	7,188	41.3
Beaumont Town	108	111	24	42	4	42	0	104	136	299	-54.5
Calmar Town	22	17	0	0	0	0	0	0	22	17	29.4
Devon Town	7	2	0	0	0	0	0	0	7	2	**
Fort Saskatchewan City	201	205	126	76	22	0	0	142	349	423	-17.5
Gibbons Town	7	17	0	0	0	0	0	0	7	17	-58.8
Leduc City	222	205	108	70	141	89	14	0	485	364	33.2
Leduc County	120	79	0	0	0	0	0	0	120	79	51.9
Morinville Town	68	35	2	0	11	16	0	0	81	51	58.8
Parkland County	125	157	4	2	0	0	0	0	129	159	-18.9
Spruce Grove City	294	220	188	132	57	100	247	92	786	544	44.5
St. Albert City	167	132	42	54	7	0	150	428	366	614	-40.4
Stony Plain Town	86	63	48	22	15	18	0	34	149	137	8.8
Strathcona County	223	208	98	96	20	37	208	0	549	341	61.0
Sturgeon County	108	97	0	0	0	0	0	0	108	97	11.3
Remainder of the CMA	20	20	2	0	0	0	0	36	22	56	-60.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	5,734	4,941	2,118	1,806	1,440	769	4,181	2,872	13,473	10,388	29.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Edmonton City	146	41	0	0	26	0	267	125
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	6	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	3	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	7	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	158	55	10	0	26	0	267	196

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - Qctober 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,150	461	13	6	1,939	744	1,623	1,292
Beaumont Town	4	42	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	18	0	0	0	0	142
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	73	89	68	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	16	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	57	100	0	0	0	92	247	0
St. Albert City	7	0	0	0	0	0	150	428
Stony Plain Town	15	18	0	0	0	0	0	34
Strathcona County	20	37	0	0	0	0	208	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,341	763	99	6	1,939	836	2,242	2,036

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Edmonton City	549	549	108	18	267	125	924	692
Beaumont Town	5	12	0	0	0	0	5	12
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	31	28	0	0	6	71	37	99
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	17	0	0	4	0	24	17
Leduc County	0	9	0	0	0	0	0	9
Morinville Town	5	2	0	0	0	0	5	2
Parkland County	12	5	0	0	0	0	12	5
Spruce Grove City	62	6	12	3	0	0	74	9
St. Albert City	21	11	0	10	0	0	21	21
Stony Plain Town	15	0	0	4	0	0	15	4
Strathcona County	34	34	6	4	0	0	40	38
Sturgeon County	12	7	0	0	0	0	12	7
Remainder of the CMA	1	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	770	680	126	39	277	196	1,173	915

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	5,752	4,710	2,765	1,174	1,640	1,304	10,157	7,188
Beaumont Town	136	195	0	0	0	104	136	299
Calmar Town	22	17	0	0	0	0	22	17
Devon Town	7	2	0	0	0	0	7	2
Fort Saskatchewan City	320	279	11	2	18	142	349	423
Gibbons Town	7	17	0	0	0	0	7	17
Leduc City	367	335	36	29	82	0	485	364
Leduc County	120	79	0	0	0	0	120	79
Morinville Town	73	47	8	4	0	0	81	51
Parkland County	129	159	0	0	0	0	129	159
Spruce Grove City	505	434	34	110	247	0	786	544
St. Albert City	189	142	27	44	150	428	366	614
Stony Plain Town	134	85	15	18	0	34	149	137
Strathcona County	274	272	67	69	208	0	549	341
Sturgeon County	108	97	0	0	0	0	108	97
Remainder of the CMA	22	20	0	0	0	36	22	56
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	8,165	6,890	2,963	1,450	2,345	2,048	13,473	10,388

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2015	51	14.6	106	30.3	98	28.0	54	15.4	41	11.7	350	522,500	584,827
October 2014	77	20.2	111	29.1	83	21.8	44	11.5	66	17.3	381	505,000	628,652
Year-to-date 2015	405	10.5	909	23.6	1,172	30.4	618	16.0	749	19.4	3,853	550,000	621,789
Year-to-date 2014	711	20.9	1,071	31.5	860	25.3	322	9.5	434	12.8	3,398	495,000	561,883
Beaumont Town													
October 2015	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	0	514,486
October 2014	3	23.1	4	30.8	5	38.5	1	7.7	0	0.0	13	460,000	488,357
Year-to-date 2015	15	14.3	34	32.4	32	30.5	20	19.0	4	3.8	105	515,000	519,913
Year-to-date 2014	19	15.0	56	44.1	43	33.9	6	4.7	3	2.4	127	470,000	487,394
Calmar Town													
October 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	15	71.4	3	14.3	3	14.3	0	0.0	0	0.0	21	0	397,211
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	0	339,066
Devon Town													
October 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	0
Fort Saskatchewan City													
October 2015	4	20.0	6	30.0	4	20.0	2	10.0	4	20.0	20	510,000	557,785
October 2014	4	19.0	9	42.9	5	23.8	1	4.8	2	9.5	21	470,000	548,462
Year-to-date 2015	30	15.8	78	41.1	44	23.2	21	11.1	17	8.9	190	480,000	521,581
Year-to-date 2014	38	19.5	90	46.2	43	22.1	12	6.2	12	6.2	195	460,000	502,573
Gibbons Town													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Year-to-date 2014	15	88.2	2	11.8	0	0.0	0	0.0	0	0.0	17	0	384,500
Leduc City													
October 2015	4	44.4	2	22.2	2	22.2	1	11.1	0	0.0	9	0	457,181
October 2014	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	380,000	389,691
Year-to-date 2015	62	29.2	81	38.2	50	23.6	14	6.6	5	2.4	212	450,000	464,879
Year-to-date 2014	87	41.8	66	31.7	42	20.2	12	5.8	1	0.5	208	415,000	432,523
Leduc County													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2014	1	12.5	2	25.0	1	12.5	2	25.0	2	25.0	8	0	570,908
Year-to-date 2015	32	26.4	22	18.2	19	15.7	15	12.4	33	27.3	121	515,000	552,779
Year-to-date 2014	10	13.0	20	26.0	11	14.3	22	28.6	14	18.2	77	600,000	566,791
Morinville Town													
October 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	0	397,788
October 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	29	47.5	27	44.3	4	6.6	1	1.6	0	0.0	61	410,000	416,251
Year-to-date 2014	21	43.8	24	50.0	3	6.3	0	0.0	0	0.0	48	440,000	418,879

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	0	0
October 2014	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	0	0
Year-to-date 2015	5	10.6	2	4.3	1	2.1	5	10.6	34	72.3	47	800,000	848,428
Year-to-date 2014	11	17.5	4	6.3	4	6.3	8	12.7	36	57.1	63	780,000	816,797
Spruce Grove City													
October 2015	5	17.9	8	28.6	5	17.9	5	17.9	5	17.9	28	517,500	559,665
October 2014	0	0.0	6	60.0	3	30.0	0	0.0	1	10.0	10	492,500	525,123
Year-to-date 2015	58	20.2	105	36.6	69	24.0	32	11.1	23	8.0	287	490,000	508,394
Year-to-date 2014	58	28.7	81	40.1	39	19.3	16	7.9	8	4.0	202	455,000	467,717
St. Albert City													
October 2015	0	0.0	3	13.6	5	22.7	5	22.7	9	40.9	22	650,000	668,750
October 2014	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	655,000	742,720
Year-to-date 2015	0	0.0	15	9.0	38	22.9	33	19.9	80	48.2	166	700,000	707,560
Year-to-date 2014	2	1.5	12	9.0	43	32.3	40	30.1	36	27.1	133	615,000	661,606
Stony Plain Town													
October 2015	3	21.4	7	50.0	1	7.1	2	14.3	1	7.1	14	472,500	509,533
October 2014	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	0	385,908
Year-to-date 2015	20	26.3	34	44.7	11	14.5	6	7.9	5	6.6	76	450,000	486,332
Year-to-date 2014	20	32.8	18	29.5	14	23.0	0	0.0	9	14.8	61	490,000	518,265
Strathcona County													
October 2015	2	7.7	5	19.2	7	26.9	5	19.2	7	26.9	26	550,000	642,038
October 2014	0	0.0	6	23.1	9	34.6	3	11.5	8	30.8	26	570,000	742,462
Year-to-date 2015	6	2.9	48	23.2	79	38.2	18	8.7	56	27.1	207	560,000	707,962
Year-to-date 2014	6	3.0	40	19.7	84	41.4	30	14.8	43	21.2	203	560,000	741,133
Sturgeon County													
October 2015	2	16.7	0	0.0	1	8.3	1	8.3	8	66.7	12	750,000	761,667
October 2014	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
Year-to-date 2015	12	12.4	15	15.5	21	21.6	15	15.5	34	35.1	97	600,000	642,958
Year-to-date 2014	14	16.3	11	12.8	17	19.8	21	24.4	23	26.7	86	590,000	628,590
Remainder of the CMA													
October 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	11	64.7	3	17.6	0	0.0	1	5.9	2	11.8	17	0	0
Year-to-date 2014	8	50.0	2	12.5	1	6.3	3	18.8	2	12.5	16	0	631,250
First Nations													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
October 2015	76	15.2	145	29.0	125	25.0	76	15.2	78	15.6	500	525,000	590,796
October 2014	100	20.2	145	29.4	109	22.1	56	11.3	84	17.0	494	505,000	615,415
Year-to-date 2015	705	12.9	1,380	25.2	1,545	28.2	799	14.6	1,043	19.1	5,472	540,000	605,112
Year-to-date 2014	1,037	21.4	1,500	30.9	1,205	24.8	492	10.1	621	12.8	4,855	495,000	558,556

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2015						
Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	584,827	628,652	-7.0	621,789	561,883	10.7
Beaumont Town	514,486	488,357	5.4	519,913	487,394	6.7
Calmar Town	-	-	n/a	397,211	339,066	17.1
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	557,785	548,462	1.7	521,581	502,573	3.8
Gibbons Town	-	-	n/a	-	384,500	n/a
Leduc City	457,181	389,691	17.3	464,879	432,523	7.5
Leduc County	-	570,908	n/a	552,779	566,791	-2.5
Morinville Town	397,788	-	n/a	416,251	418,879	-0.6
Parkland County	-	-	n/a	848,428	816,797	3.9
Spruce Grove City	559,665	525,123	6.6	508,394	467,717	8.7
St. Albert City	668,750	742,720	-10.0	707,560	661,606	6.9
Stony Plain Town	509,533	385,908	32.0	486,332	518,265	-6.2
Strathcona County	642,038	742,462	-13.5	707,962	741,133	-4.5
Sturgeon County	761,667	-	n/a	642,958	628,590	2.3
Remainder of the CMA	-	-	n/a	-	631,250	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	590,796	615,415	-4.0	605,112	558,556	8.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,604	3,718	2,761	58.1	377,519	2.5	365,888
	June	2,244	2.6	1,595	3,679	2,750	58.0	375,622	2.2	366,427
	July	2,018	-3.0	1,638	3,555	2,976	55.0	369,273	2.7	367,095
	August	1,684	-3.0	1,614	3,259	3,156	51.1	366,286	1.1	365,142
	September	1,632	-8.2	1,541	3,111	3,095	49.8	363,847	-1.0	363,770
	October	1,349	-16.3	1,496	2,554	2,984	50.1	369,793	2.8	375,556
	November									
	December									
	Q3 2014	5,595	-0.1		8,240			362,937	4.3	
	Q3 2015	5,334	-4.7		9,925			366,670	1.0	
	YTD 2014	17,716	2.1		28,673			361,897	4.8	
	YTD 2015	16,194	-8.6		32,595			370,371	2.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	751	6.3	73.1	1,103
	June	561	2.89	4.64	91.5	134.1	753	5.9	72.8	1,113
	July	561	2.89	4.64	91.5	134.1	753	5.7	72.4	1,115
	August	561	2.89	4.64	91.5	134.7	756	5.5	72.4	1,109
	September	561	2.89	4.64	91.5	134.4	760	5.9	73.0	1,105
	October	561	2.89	4.64		134.8	767	6.0	73.6	1,105
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

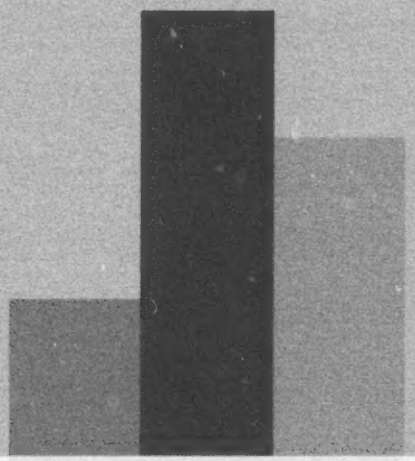
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64171_2015_M11